

Town of Acton

RECEIVED
OCT 24

Application for a Special Permit

TOWN CLERK, ACTON

To The

Board of Selectmen

RECEIVED
OCT 24 2011

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ACTON BUILDING DEPARTMENT

Please type or print your application.

Indicate the special permit/s requested. The fee for a Special Permit is \$250 unless otherwise noted.

Recreation	Nursing Home	<u>Restaurant</u>
Hotel, Inn or Motel	Combined Business & Dwelling	Lodge or Club
Veterinary Care	Commercial Kennel	Commercial Recreation
Commercial & Trade School	Amusement Facility	Freestanding Sign
Warehouse	Mini-Warehouse	Heating Fuel Sales/Service
Light Manufacturing	Scientific Research/Development/Production	
Reduced Parking Fee = \$100	Drive-Up Bank Fee = \$1000	Service Station Fee = \$1000

If this application is made concurrently with a site plan application, then the fee will be \$100 in all cases.

APPLICANT

Name & Address

Jason Brady
97 Concord Rd.
Acton, MA 01720
Telephone
978 645-1130

OWNER

Name & Address

Chris Stace
6 Littlefield Rd
Acton, MA 01720

Telephone

978 602-2276

SITE

Location and Street Address of the Property

Kelly's corner 263 Main St Acton

Tax Map & Parcel Number

F3 113

Area of Lot ac.

14,860 SF .34 ac

Zoning District

KC

If any other permits or site plans have been
granted for the property, give the file numbers:

#03/13/74-0081

20
Twelve (12) completed copies of this application and supporting materials including plan sheets, if any, are required at the time of submission. A certified abutters list taken from the most recent town tax list and certified by the Town Assessor must be included with this application. At a minimum, a 1"=1200' location map must be provided with each copy of the application showing the subject site in relation to other lots, roads, and natural features. Sufficient supporting information must be provided to fully explain the purpose and plans of the applicant -- attach additional sheets and plans as necessary. The Board may require additional information as it deems necessary. Each copy of any plan sheets shall be folded so that it will fit neatly into a letter sized file folder.

ABOUT BUENO Y SANO (GOOD & HEALTHY)

A Bueno Y Sano (BYS) restaurant is a fast food eat in/take out restaurant with a Mexican-Central American menu selection. The menu features a variety of burritos with chicken, steak, seafood, or vegetarian ingredients along with soft tacos, salads and quesadillas. These items along with a variety of soft drinks are the main servings. The focus is on a healthier alternative to the major fast food chains while offering a filling and generous serving of nutritious and economical food.

Bueno Y Sano was started in 1995 by Bob Lowry in Amherst MA. Its mission is to “make people happy”. It has four locations: Amherst, Northampton and Springfield MA, and Burlington, VT. BYS is truly a family business. Bob’s brother, Will, owns and manages Burlington, VT, his father, Ralph, keeps the books, and his sister, Deb, directs community affairs. His stepbrother, Jason, would like to become part of the team and open one in Acton. Jason Brady grew up in Acton, attended the AB public schools and returned to Acton to raise his family.

Bueno Y Sano is active in its communities. BYS helps local groups and non-profit organizations who “give back” to the people of the areas it serves. Of particular interest to BYS are education, entrepreneurship, health and fitness, and the arts.

Bueno Y Sano has won some accolades for its food, including: NECN 2010 “Best Burrito” and Iron Chef 2011 “The Best Thing I Ever Ate”. For more about Bueno, go to www.buenoysano.com or go to its Facebook page.

Bueno Y Sano Acton

The restaurant in Acton will occupy approximately 57% of the existing building at 263 Main St. on the right hand side. It will be a self contained unit separate from the left side of the building. Walls will be erected inside on the left side of the existing entrance way to close off the area. (See Bueno Y Sano floor plan). A window that exist on the right hand side of the entrance way in the front of the building will be enlarged to equal the other 2 on the right hand side front and side of the building. We are asking for a permit for 26 – 30 seats to accommodate our patrons.

Bueno Y Sano

213 College Street, Burlington, Vermont • Call Ahead for Pick Up: 864-9900

Open Daily: 11 a.m. – 9 p.m.

Burritos \$6.25

Rice, beans, lettuce, cheese, pico de gallo (tomato, cilantro and onion) and mild sauce.

*Ask for sour cream, chipotle sour cream or low fat yogurt – no charge!

FILLINGS – COMBINE ANY

Chicken	add 1.50	Grilled Portabella Mushroom	add 1.75
Spicy Chipotle Chicken	add 1.75	Fresh Spinach	add 1.00
BBQ Chicken	add 1.75	Sautéed Spinach	add 1.50
Steak	add 1.50	Grilled Red Pepper	add 1.50
Pulled Pork	add 1.50	Grilled Zucchini	add 1.25
BBQ Pulled Pork	add 1.75	Grilled Seitan or BBQ Seitan	add 2.50
Beef Chili	add 1.50	Chickpea & Red Curry	add 1.00
Red Onion & Mushroom	add 1.25	Sautéed Mushroom	add 1.00
Sautéed Spinach & Garlic	add 1.75	Marinated Tofu	add 1.75

***MAKE IT A GRANDE! (REAL BIG) ADD 50¢** or pequeño (small) for 50¢ less

*Guacamole \$ 1.25 * Extra Cheese 50¢ * Extra Sour Cream 25¢ * Roasted Garlic 50¢

Quesadillas \$6.50

A crispy flour tortilla wrapped around melted cheese – served with pico de gallo, sour cream, black beans and rice

FILLINGS – COMBINE ANY

ADD ANY BURRITO FILLING TO YOUR QUESADILLA OR TRY THESE COMBOS

Chicken & Red Onions	add 1.75
Chicken & Spinach	add 1.75
Spicy Chipotle Chicken & Spinach ...	add 2.00
Steak & Mushrooms	add 1.75
Steak & Red Onions	add 1.75
Red Onion & Mushroom	add 1.25

Specials

THAI CHICKEN BURRITO.....\$8.25

Marinated grilled chicken, Basmati rice, red cabbage slaw and a spicy Thai peanut sauce.

EAST/WEST BURRITO.....\$8.25

Asian stir-fried veggies, Basmati rice and your choice of grilled chicken, steak or tofu – topped with an Asian plum sauce.

CAJUN FISH TACOS.....\$8.25

White fish rubbed with cajun spices and topped with lettuce, pico, and a tangy creole dressing

Soft Tacos

Cheese, lettuce, pico de gallo, mild sauce and sour cream or low fat yogurt

Bean Taco	2.50
Chicken Taco	3.25
Spicy Chipotle Chicken Taco	3.50
Steak Taco	3.25

KIDS TACOS

Chicken & Cheese Only!	2.50
Bean & Cheese Only!	2.00

Salads \$6.75

Romaine lettuce, grilled red pepper and onions, served with rice and black beans and choice of balsamic or lemon vinaigrette

ADDITIONS – COMBINE ANY

Grilled Chicken	add 1.50
BBQ Chicken	add 1.75
Portabella & Zucchini	add 1.75
Grilled Zucchini	add 1.25
Grilled Portabella Mushroom	add 1.75

Chips & Dips

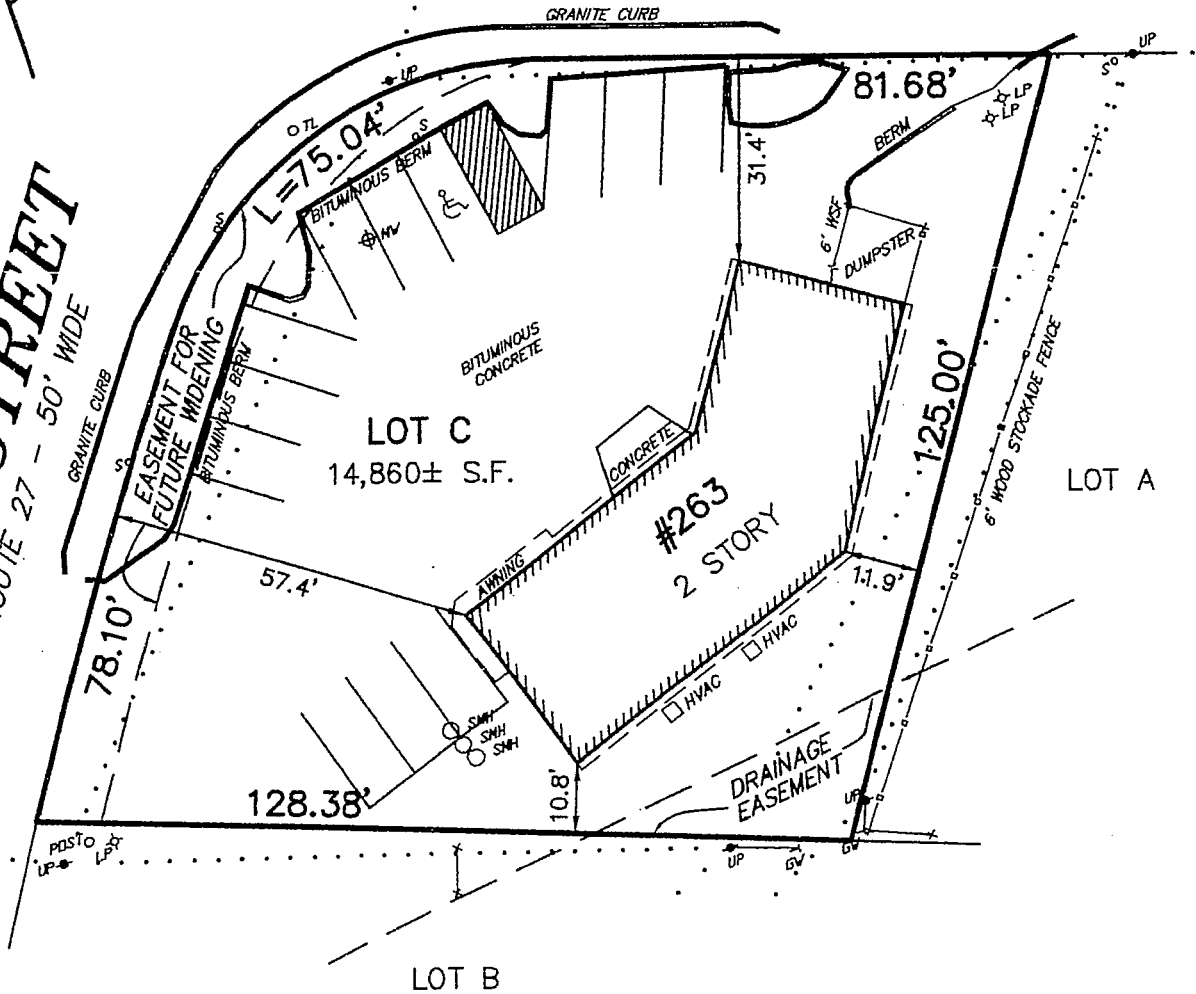
Tortilla Chips	1.25
Salsa75
Guacamole	1.25

FOR DELIVERY: www.863TOGO.com or Call 863-TOGO (5 p.m. - Closing)

MASSACHUSETTS AVENUE

ROUTE 111 - 60' WIDE

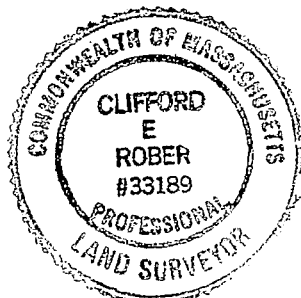
MAIN STREET
ROUTE 27 - 50' WIDE



NOTE: SNOW ON GROUND AT TIME OF SURVEY.

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

OWNER: KELLEY'S CORNER, LLC



CERTIFIED PLOT PLAN
#263 MAIN STREET
IN
ACTON, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 30' DATE: 2/15/2011



ROBER SURVEY

1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

(781) 648-5533

3379CP1.DWG

CLIFFORD E. ROBER, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.



Town of Acton
 472 Main Street
 Acton, MA 01720
 Telephone (978) 264-9622
 Fax (978) 264-9630

Brian McMullen
 Assistant Assessor

Parcel Location 263 MAIN ST
 Parcel I.D.: F3-113

Location	Parcel ID	Owner	Co-Owner	Mailing Address	Mailing address 2	City	State	Zip Code
418 MASS AV #1	F3.118-1.1	BERKO FAMILY LLC		418 MASS AV #1		ACTON	MA	01720
418 MASS AV #2	F3.118-1.2	WITTS GARY J		418 MASS AV #2		ACTON	MA	01720
418 MASS AV #3	F3.118-1.3	HWANG JAMES		418 MASS AV #3		ACTON	MA	01720
418 MASS AV #4	F3.118-1.4	CARLEY GILBERT E TRUSTEE	CARLEY ELIZABETH B TRUSTEE	CARLEY NOMINEE TRUST	7 ASHWOOD ROAD	ACTON	MA	01720
418 MASS AV #5	F3.118-1.5	BECOTTE NANCY E		418 MASS AV #5		ACTON	MA	01720
418 MASS AV #6	F3.118-1.6	PINANSKY I VICTOR		418 MASS AV #6		ACTON	MA	01720
3 CHARTER RD	F3.85	TOWN OF ACTON		472 MAIN STREET		ACTON	MA	01720
268 MAIN ST	F3.86-1	LEVINE LOUIS N TR	C/O MAIN ST REALTY CO	268 MAIN STREET		ACTON	MA	01720
282 MAIN ST	F3.87	CANE ELIZABETH		282 MAIN ST		ACTON	MA	01720
285 MAIN ST	F3.94	HOGLE ROBERT M	HOGLE TINA B	285 MAIN ST		ACTON	MA	01720
432 MASS AV	F3.102	BAKER ELOISE A		432 MASS AVE.		ACTON	MA	01720
428 MASS AV	F3.103	N E TEL AND TEL	PROPERTY TAX DEPT	PO BOX 152206		IRVING	TX	75015
421 MASS AV	F3.105	421 MASS AVE LLC		205 WILLOW ST		WALTHAM	MA	02453
279 MAIN ST	F3.106	HOGLE ROBERT M TRUSTEE	C/O QUILL & PRESS INC	285 MAIN ST		ACTON	MA	01720
403-9 MASS AV	F3.108	NAGOG KNOLL LLC		260 GREAT RD		ACTON	MA	01720
422 MASS AV	F3.117	BAY BANK HARVARD TRUST	C/O BANK OF AMERICA	ATTN: CORPORATE REAL ESTA 101 N. TRYON ST		CHARLOTTE	NC	28255
414 MASS AV	F3.118	NORTHERN BANK & TRUST		215 LEXINGTON STREET		WOBURN	MA	01801
257 MAIN ST	F3.121	SUNDBERG ROBERT A JR TRUSTEE	BOWLADROME REALTY TRUST	PO BOX 2131		ACTON	MA	01720
253 MAIN ST	F3.121-1	SUNDBERG ROBERT A & ROBERT JR	SUNDBERG II REALTY TRUST	253 MAIN ST		ACTON	MA	01720
253 MAIN ST	F3.121-2	SUNDBERG ROBERT A + ROBERT A J	SUNDBERG II REALTY TRUST	253 MAIN ST		ACTON	MA	01720
274 MAIN ST #A1	F3.3A0-1	FLYNN GERALD		274 MAIN ST #A1		ACTON	MA	01720
274 MAIN ST #A2	F3.3A0-2	VANMOURIK ALBERT C		274 MAIN STREET UA2		ACTON	MA	01720
274 MAIN ST #A3	F3.3A0-3	RUAN BENFANG HELEN		274 MAIN ST #A3		ACTON	MA	01720
274 MAIN ST #A4	F3.3A0-4	MURPHY JOHN E		14 BULKLEY ROAD		LITTLETON	MA	01460
274 MAIN ST #A5	F3.3A0-5	SILVERTON WILLIAM J	SILVERTON JANET E	274 MAIN ST #A5		ACTON	MA	01720
274 MAIN ST #A6	F3.3A0-6	SILMAN PAUL W		274 MAIN ST #A6		ACTON	MA	01720
274 MAIN ST #A7	F3.3A0-7	GRAY CHARLES	KILLEFFER REBEKAH	274 MAIN ST #A7		ACTON	MA	01720
274 MAIN ST #A8	F3.3A0-8	ROBINSON KELLY J		274 MAIN ST #A8		ACTON	MA	01720
272 MAIN ST #B1	F3.3B0-1	CONNOLLY JAMES P		272 MAIN STREET #B1		ACTON	MA	01720
272 MAIN ST #B2	F3.3B0-2	SECUNDA SARA L		272 MAIN ST #B2		ACTON	MA	01720

Location	Parcel ID	Owner	Co-Owner	Mailing Address	Mailing address 2	City	State	Zip Code
272 MAIN ST #B3 F3.3B0-3		ALLARD PATRICIA L		PO BOX 2874		ACTON	MA	01720
272 MAIN ST #B4 F3.3B0-4		KANTER MICHAEL H		272 MAIN ST #B4		ACTON	MA	01720
272 MAIN ST #B5 F3.3B0-5		OSTAPENKO VIATCHESLAV	MICHKASOVA OXANA	272 MAIN ST #B5		ACTON	MA	01720
272 MAIN ST #B6 F3.3B0-6		WOOLLEY EDITH T		98 GLEASONDALE RD		STOW	MA	01775
272 MAIN ST #B7 F3.3B0-7		KALP SHARON A		272 MAIN ST #B7		ACTON	MA	01720
272 MAIN ST #B8 F3.3B0-8		REILLY EDWARD F	REILLY ANNE M	272 MAIN ST #B8		ACTON	MA	01720
276 MAIN ST #C1 F3.3C0-1		LEVINE LOUIS ET UX		159-1 PROSPECT ST		ACTON	MA	01720
276 MAIN ST #C2 F3.3C0-2		CHEN LINGJI		276 MAIN ST #C2		ACTON	MA	01720
276 MAIN ST #C2 F3.3C0-2		CHEN LINGJI	PAN NING	276 MAIN ST #C2		ACTON	MA	01720
276 MAIN ST #C3 F3.3C0-3		DIMITROV DIMITAR G		276 MAIN ST #C3		ACTON	MA	01720
276 MAIN ST #C4 F3.3C0-4		BORISSOVA MILENA N		3861 MURDOCK COURT		DULUTH	GA	30096
276 MAIN ST #C5 F3.3C0-5		OLOFSON JANET N		109 PROSPECT ST		ACTON	MA	01720
276 MAIN ST #C6 F3.3C0-6		XIA WEISHI	WANG YUNHUI	276 MAIN ST #C6		ACTON	MA	01720
276 MAIN ST #C7 F3.3C0-7		PENG CHUNMEI		276 MAIN ST #C7		ACTON	MA	01720
276 MAIN ST #C8 F3.3C0-8		WRIGHT DONALD A		281 WILLIS RD		SUDBURY	MA	01776
256 MAIN ST		STOP & SHOP SUPERMARKET CO		1385 HANCOCK ST	REEAL ESTATE TAX QUINCY	MA	02169	

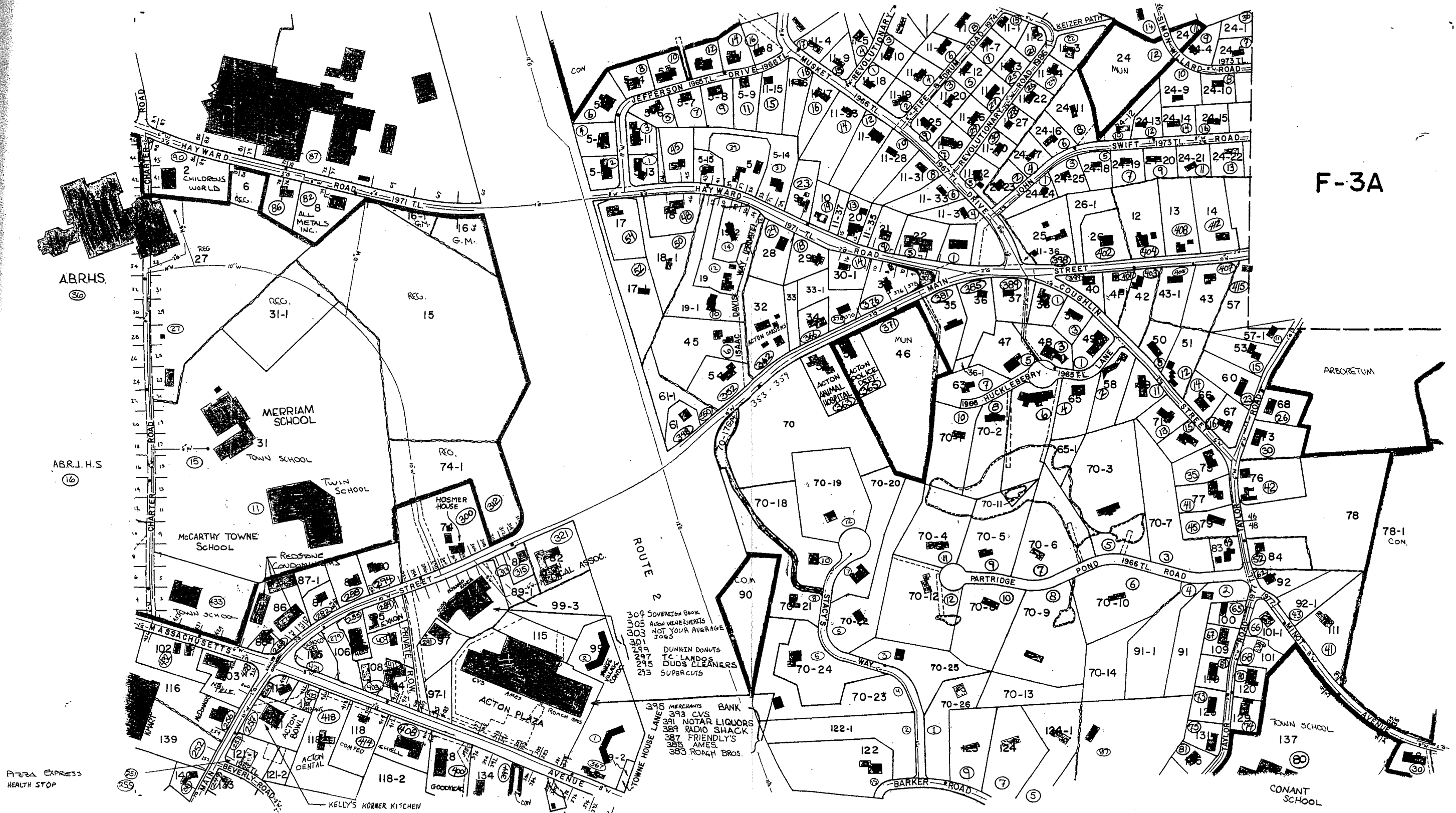
HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE
PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729 Maynard, MA 01754 Concord, MA 01742 Littleton, MA 01460
 Carlisle, MA 01741 Stow, MA 01775 Westford, MA 01886 Sudbury, MA 01776



Kristen Caouette
Acton Assessors Office

10/21/2011



PIZZA EXPRESS
HEALTH STOP

0 200 400 600 800 1000
SCALE 1" = 200'

E-2	E-3	E-4
F-2A	F-3	F-3A
F-2B		F-4
G-2	G-3	G-4
G-2A		

PHOTO AERO SERVICE, 12-1-63

TOWN of ACTON